

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes



Date: February 26, 2025 at 5:33 pm

Attendance: James Byrne, Mark Murray, Maureen Allen, Scott Horsfall, Don Huibregtse, Dale Leaman, Deb Wallace

Not Present: Roy Harrington, Sylvia Banzon

Others Present: Mary Helton, Debbie Leslie, Mike Murphy, Julie McDowell, Dave Sutton, Jim Burton, Deb Hall

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	<p>January Board Meeting Minutes Motion: Mark motioned to approve the minutes as presented. Second: Maureen Ayes: Mo, Scott, Don, Mark, Deb, Dale Oppose: None Abstain: James</p> <p>February Special Meeting- Dept. of Ecology Minutes Motion: Don motioned to approve the minutes as presented. Second: Maureen Ayes: Mo, Scott, Don, Mark, Deb, Dale Oppose: None Abstain: James</p>	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
Comment:	<p>I bought my house in 2003. It was built in 1985 with a cedar shake roof. It needed a new roof in 2003. I wanted to replace it with cedar shakes, but the cost was \$ 18,000. Composition roof was \$7,000. Composition would essentially ruin the appearance of my house, so I looked into metal. The metal roof was also \$18,000, so I chose it. (with LVCC permission). The metal is an alloy of aluminum, and copper. Aluminum will not rust, and copper resists growth. Most people think it is tile. The problem with tile is its heavy weight. There are several houses on Westlake; that had to replace the tiles because the rafters were 4x4s on 24" centers, and they eventually bowed due to the weight. Plus, some tiles (concrete) easily crack with any unequal pressure from the face or the base. Composition roofs include ingredients which are organic and therefore will promote growth of moss. So will some tiles because they are</p>	

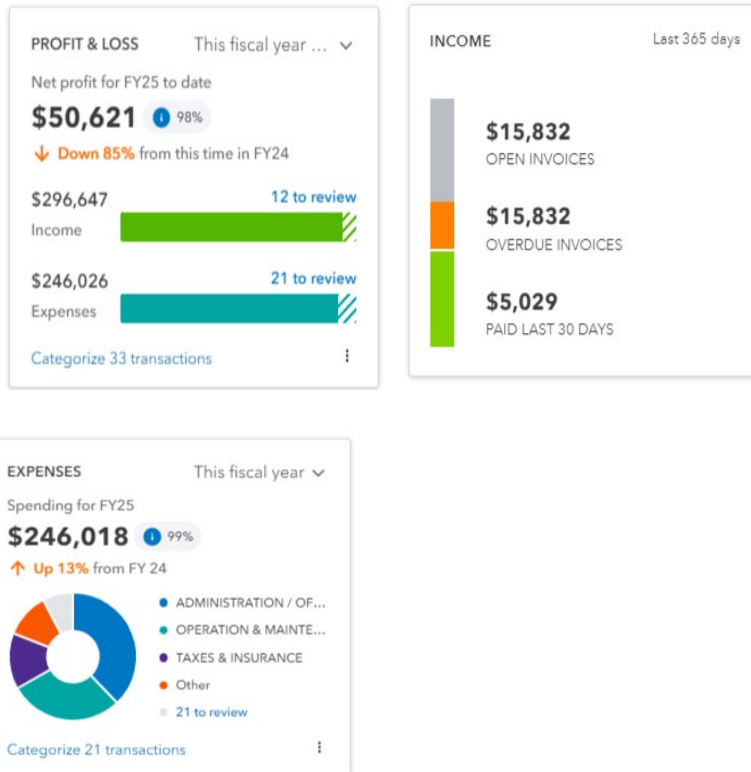
LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	porous. Those who are concerned about metal roofs can look at mine.	
Concern	<p>Concern: Cell Phones used for banking. (?) This is not appropriate, and residents probably don't read minutes to know their check information is captured on staff cell phones for deposits! Ask bank for a remote capture machine if no one takes deposits to bank. Minimal cost and more security.</p> <p>LLVCC Response: The cell phone is used to access the mobile app. No information is kept on the cell phone. Having a cell phone in the office also provides a way to do step two verifications and provides flexibility for using mobile banking and other mobile apps which we are not currently able to use. We have researched remote capture devices and the cost range anywhere from \$300 to \$1000. To add this feature, our bank charges \$30 per month for the use of remote deposit. We are considering the benefits vs. costs.</p>	
Comments to consider:	<p>Treasurers report should include a simple Profit and loss statement - easy % of monthly dues offset by expenses in the month. I'm sure you are already doing one and this can be summary or modified version.</p> <p>Response: Great suggestion, however, since the income for the HOA is received mostly at the beginning of the fiscal year, it makes sense to do the report year to date.</p>	
LETTERS TO THE BOARD		
	No Letters	
OFFICER REPORTS		
President	President's Report- James Byrne - None	
Vice President	VP Report- Mark Murray - None	
Treasurer	<p>Treasurer's Report- Sylvia Banzon</p> <p>Assets:</p> <ul style="list-style-type: none"> - Checking: \$17,485 - Litigation: \$48,489 - Reserve: \$139,058 - MM: \$168,840 - CD: \$82,385 <p>Budget 2024-2025</p> <ul style="list-style-type: none"> - Total Revenue: 100% - Total Expenses: 100.5% 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes



Proposed and/or Approved Expenditures for New 24-25 Fiscal Year

- Fishing Derby \$350- **Completed**
- Gazebo and Playground Landscaping- \$2,400- **Completed**
- Lake Weed Treatment- \$9950- **Completed**
- Spray Wash of Tennis Courts- \$700- **Completed**
- Computer Equipment- Reserves- \$2,800- **Completed**
- Computer Networking and Security- \$1,500- **Completed**
- Website Upgrade- Homeowners Only Pages- \$500.00- **Completed**
- Shredding Event- Old Documents- \$925- **Completed**
- Background Checks- \$300- **Completed**
- Training/CPR Class- \$900- **Completed**
- Community Picnic- \$2000- **Completed**
- Garage Sale Ads- \$100- **Completed**
- Boat Launch Organization- \$9,000 **Completed**
- Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$4,500 pending **Deferred**
- Replace the auxiliary Slide Gate- Reserves- \$17,000 **Deferred**
- Christmas Events- \$675- **Completed**

Payment Plans and Liens:

- Four homeowners have a payment plan. Three homeowners are actively making payments.
- LLVCC has a total of eleven property liens.

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>CD expiring this month</p> <ul style="list-style-type: none"> - Discussion and vote <p>Motion: James motioned to renew the CD for \$10,000. Second: Scott Ayes: Mo, Scott, Don, Mark, Deb, Dale Oppose: None Abstain: James</p> <p align="center">-</p>	
NEW BUSINESS		
	<p>Resolution 25</p> <ul style="list-style-type: none"> - Tabled 	
OPERATIONS		
Maintenance		
Office	<p>Email Vote: Waiving Late Fees</p> <p>There was a property that had been for sale for a while. The bank wanted to do a short sale to avoid foreclosure. The realtor requested the Board to waive the late fees to ensure they would qualify for the short sale. After much deliberation the Board agreed to waive the fees to avoid the foreclosure and all the legal fees that will cost the HOA. The amount waived was \$185.00. The decision was to waive the fees if the short sale went forward. In the event the home went into foreclosure the fees will be added plus any other expenses.</p> <p>Motion: Sylvia motion to waive late fees with the caveat that it would proceed as a short sale. If it goes to foreclosure we would revert to the full amount as requested from the realtor on the property. Second: James Ayes: Sylvia, James, Scott, Don, Dale, Mark and Deb. Oppose: None Abstain: Roy</p> <p>Switching to QuickBooks Online- Mary Helton</p> <ul style="list-style-type: none"> - Update – Progressing, training ongoing, payroll working well. <p>Title Transfer Process for Inherited Properties- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion – Tabled <p>Elections Update- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion 	
Patrol/Compliance	<p>Incident Tracking Log</p> <ul style="list-style-type: none"> - Review and approval 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>Motion: Don motioned to approve log Second: Scott Ayes: Mo, Scott, Don, Mark, Deb, Dale Oppose: None Abstain: James</p> <p>Complaint Tracking Log - Review and approval Motion: Don motioned to approve log Second: Mark Ayes: Mo, Scott, Don, Mark, Deb, Dale Oppose: None Abstain: James</p> <p>Eyesore Log - Review and approval Motion: Don motioned to approve log Second: Mark Ayes: Mo, Scott, Don, Mark, Deb, Dale Oppose: None Abstain: James</p> <p>Don reported a tree down in the Navy property. The roots are breaking up the asphalt.</p>	
PUBLIC COMMENTS/QUESTIONS- New Business		
Question	<p>Question: Is it normal to have that many liens? Answer: Yes</p>	
Comment	<p>Height restrictions. It was commented that Mason County allows up to 35 feet for a building in this area.</p>	
Question	<p>How charge dues for different types of multi-family structures, for example, apartments compared to condos? Answer: Can't really answer that question at this time.</p>	
Question	<p>Can we have alternatives to our electric and internet providers? If we have enough people sign up, can we get fiber optics? Answer: The Board cannot support a sign up for a service, but we can spread the word. There is a possibility that some of the existing companies may have no competition status for a set amount of time.</p>	
Questions	<p>Why are we pushing off the slide gate? Answer: We are deferring slide gate to new fiscal year. When is the first weed spray of the lake? Answer: First spray will be in April.</p>	
Question	<p>Is there a way/report to validate votes?</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>Answer: The office can let you know if your vote was received on time. Votes are validated by two people. We also ensure that the members voting are members in good standing. We will post the numbers to the community after the tallies are official.</p>	
<p>COMMITTEES</p>		
<p>Architectural Control (ACC)</p>	<p>Chairman’s Report- Mark Murray The ACC met last week. The New Construction Log was updated.</p> <p>ACC Logs Approval- Mark Murray - Review and approval. Motion: Scott motioned to approve log Second: Mark Ayes: Mo, Scott, Don, Mark, Deb, Dale Oppose: None Abstain: James</p> <p>New Construction Permits Log- Mark Murray - Review and approval Motion: Mark motioned to approve log Second: Don Ayes: Mo, Scott, Don, Mark, Deb, Dale Oppose: None Abstain: James</p> <p>Replanting Log- Mark Murray - Review and approval Motion: Mark motioned to approve log Second: Deb Ayes: Mo, Scott, Don, Mark, Deb, Dale Oppose: None Abstain: James</p>	
<p>Lake Management</p>	<p>Chairman’s Report- Scott Horsfall - No report</p> <p>Slide Gate and Underwater Inspection of Docks- Scott Horsfall - Deferred</p> <p>Dam Inspection- Scott Horsfall - Discussion</p> <p>Debbie Leslie asked about trapping otters. Answer: Expensive and animals are euthanized. Cost prohibitive to relocate.</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

Hearing	<p>Chairman's Report- Dale Leaman</p> <ul style="list-style-type: none"> - No hearings this month 	
Safety	<p>Chairman's Report- Deb Wallace</p> <ul style="list-style-type: none"> - Safety Report <p>Our topic for discussion was the limited resources available to our LLVCC community in the event of an emergency response for a wildfire, earthquake or other type of emergency event. Listed below are highlights of our discussion.</p> <ul style="list-style-type: none"> • We discussed creating a one-page document that listed bullet points on wildfire preparation and a link to the CA Wildfire Preparedness video. Deb will talk to Fire Chief K.C. Whitehouse to see if he has already created a flyer for this purpose and if he knows of funds available to print flyers that could be distributed to the community • The Safety Committee would provide a wildfire preparedness flyer to be included in the LLVCC newsletter. • Don will talk to the Allyn Community Association to see about including an article on wildfire safety preparedness in the North Bay Review. • Maureen will talk to the Sheriff regarding his role in the event of a wildfire or other life-threatening event as it pertains to the community. <p>Sheriff's Report- Maureen Allen SHERIFF'S CITIZENS AUXILIARY ADVISORY MEETING</p> <p>The meeting opened with the Pledge of Allegiance. Pastor Joel Harris was introduced. He talked about National Day of Recognition which was created by President Lincoln on March 1, 1861. Apparently, the country was more divided than it is today. Sometimes we pass judgement on others for their actions and verbiage. The pastor wants everyone to realize that when we point a finger at someone that we have three fingers pointing right back at yourself. He wants everyone to try to forgive themselves for wrong doings and those that have hurt us. He said that we all have an angel within us so we should try to look for the angel within others.</p> <p>Sheriff Spurling was encouraged by his recent visit to Olympia with the Governor and 35th district legislators. Mason County today has 4 open positions for new officers. Our ratio is 1 officer per thousand residents. MC has 2 jails. One for males and one for females. 7 deputies to cover 60-150 daily 911 calls with a yearly average of 26 thousand calls. Everyone is encouraged to please report all active suspected occurrences</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>to 911. Since 1854 there has been an elected sheriff in Mason County and at that time MC was a part of Oregon Territory.</p> <p>Legislature is trying to take away from law enforcement the ability to stop folks for faulty auto equipment. Enforcement Officers are unhappy as numerous stops not only could address equipment issues, but also numerous stops discovered illegal drugs.</p> <p>Sheriff said that if only one tenth percent of sales tax was allocated to the Sheriff’s Department the needs for the general public would be better served. A thorough investigation and training process was explained on how an individual can become a functioning officer. The final step is an interview with Sheriff Spurling. He explains that his team is not just officers reporting to work. Every officer is a vital member of a family of Mason County Officers, and everyone looks out for and protects each other. The bitter pill that has had to be swallowed is after all the training and the expenses that add up to around \$170 thousand dollars, along comes an outside county offering more monthly wages than MC and away the newly accepted officer goes for more pay. It is very hard to compete against more wages. Currently 30% of MC Officers are women.</p> <p>A private attendee at the meeting offered to use his dump trailer to help clean up a homeless encampment, which is located near downtown Shelton. His offer was accepted.</p>	
WORK GROUPS		
<p>Strategic Planning Work Group</p>	<p>Workgroup met on January 29, 2025. The group worked on the LLVCC Building Program Proposal that will be submitted to the Board that will address community’s comments in 2023 survey.</p> <p>Discussion: Building proposal parameters have been created. Suggestion made of a committee of 9 to be formed. Question from resident: How to get on committee? Answer: Information will come out a little farther down the line with a process.</p>	
OLD BUSINESS		
EXECUTIVE SESSION Call to Order 5:00 pm		
<p>Board Discussions</p>	<p>New Issues:</p> <ul style="list-style-type: none"> - Resolution 29 Tabled - Dam report 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	Adjourned: Before 5:30	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
Feb 26, 2025	5:30 PM Board of Directors Meeting	
Feb 26, 2025	7:00 PM Budget/ Election Community Meeting	
March 26, 2025	5:30 PM Board of Directors Meeting	
UPCOMING EVENTS		
TBD	Easter Bunny Comes to Allyn	
MEETING ADJOURNMENT		
Motion to Adjourn	6:09 pm Motion: Don motion to adjourn meeting Second: Mark Ayes: Mo, Scott, Don, Mark, Deb, Dale Oppose: None Abstain: James	